

Nicole Retana

From: Cody Scheel
Sent: Tuesday, July 26, 2016 8:23 AM
To: Nicole Retana
Subject: Fw: Avila Projects APN 076-196-012
Attachments: 7.11.16 Report AB Residential Review Committee.docx

Hi Nicole,

Can you please post etc., for Lucas Project DRC2015-00134?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
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(805) 781-5157
cscheel@co.slo.ca.us

From: Ken San <kensfsloca@yahoo.com>
Sent: Monday, July 25, 2016 3:43 PM
To: Cody Scheel
Cc: Anne Brown
Subject: Avila Projects APN 076-196-012

FYI

Please see attachment specific to AVAC comments on four projects that I have listed on the letter that was sent 7/15 from AVAC to the Planning Dept.

Ryan & Sara received a copy at the AVAC meeting.

Anne Brown (representing AVAC) will be attending the hearing slated for August 5 - 9 am specific to Lucas/Valentina request.

She is requesting a staff report (Lucas/Valentina) when available -

Please email directly to her (she is cc on this email)

OTHER:

August 3 AB residential meeting has been cancelled / scheduling conflicts

You indicated your not available Aug 10 but the 17th - I will need to notify Hodges of the date change
I gave him Aug 10.

I hope Hodges is available 8/17 I will follow up this week.

Best
Ken SF

To: AVAC Members - C.C: Planning Dept

From: AB residential review committee: (Ken SF Chair)

Date: 7/11/16 - AVAC Meeting

Re: AVAC Meeting - **Following Four Projects:**

- Avila Beach Drive, Colony lots, Cagliero, APN 076-196-013, 014, 015, 017, & 018
- 190 San Antonio St, SLCUSD, M.Hodges, school house lot line adjustment APN 076-221-009 & 076-221-015
- 2915 Avila Beach Drive, Colony lot 7, Lucas, APN 076-196-012 MUP (variance request for vacation rental)
- 246 & 260 San Miguel St, Sylvester Sisters, D. Sullivan, APN 076-201-071

Synopsis:

The AB residential committee met on 7/6/16 at the ABCC to review the above listed projects with the applicants and or architects as well as the SLO County planners.

Colony Lots APN 076-196-013, 014, 015, 017, & 018

- 1) Streetscape is acceptable
- 2) To visually reduce their mass – committee encourage the developer to mix / match the roof / colors and materials / architectural features among the buildings to prevent uniformity of identical reverse plans adjacent buildings.
- 3) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny variance requests.
- 4) Units designated for vacation rental – based on community conditions (congested traffic/limited street parking) the committee's preference is to see additional parking i.e.: 1 parking space per bedroom

190 San Antonio St. School House Lot Line Adjustment APN 076-221-009 & 076-221-015

- 1) Informational plans presented at meeting was different than submitted to Planning Dept – (project on hold)
- 2) Committee requesting applicant provide schematic conceptual plans with set-backs/height other pertinent schematic information describing the project & adjacent project development

2915 AB Drive, MUP Vacation Rental Request APN 076-196-012

- 1) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny applicant variance requests.
- 2) Existing Vacation Rentals are within the 50' ordinance of this property.
- 3) Based on community conditions (congested traffic/limited street parking)

246 & 260 San Miguel St. APN 076-201-071

- 1) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny variance requests.
- 2) Property is zoned multi-family. For affordability, mf is preferred over proposed single family detached houses.
- 3) Verification wanted that Public Works is OK with the driveway on County property.
- 4) Provide a revised site plan to show clearly the project boundaries
- 5) Provide schematic plans with set-backs/height other pertinent schematic information describing the project
- 6) Provide roof colors / building colors and materials / architectural features among the buildings
- 7) Applicant has not participated in the committee review meeting (2 meeting were held)
- 8) **Recommendation** to not endorse project - Based on the absence of applicant /project information & committee inquiries requesting further clarification.

MOTION: Recommend that AVAC support above comments specific to the four projects listed from Avila Beach Residential Committee to County Planning and Building Department. **Motion Passed**

From: Cody Scheel
Sent: Tuesday, August 02, 2016 1:31 PM
To: Ramona Hedges
Subject: Fw: Vacation rental request at 2915 Avila Beach Dr.
Attachments: [image1.JPG](#); [ATT00001.txt](#)

Hi Ramona,

Can you please post and forward to the hearing officer?

Thanks,

Cody Scheel
County Planner - Current Planning

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From: Vicki Book <vickibook@sbcglobal.net>
Sent: Tuesday, August 2, 2016 1:04 PM
To: Cody Scheel
Subject: Vacation rental request at 2915 Avila Beach Dr.

Hi Cody! Hope all is well with you.

A few of us in Avila have noticed people coming and going from this property, 2915 Avila Beach Dr., parcel # 076-196-012. The owners have recently requested a vacation rental permit, which is to be considered at the Planning Dept hearing in August 5 at 9am.

Our concerns are:

Noise, parties at the home have required neighbors to visit them and ask to tone down the noise.

Cars parked in the neighboring lot. Overflow parking for the rental?? Please see attached photo.

Thank you for your attention to this issue.

Sincerely,
Vicki Book

